



LIGHTHOUSE LANE, HAPPISBURGH  
£390,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS



# LIGHTHOUSE LANE, HAPPISBURGH, NORFOLK NR12 0QA

- Walking distance of the beach
- Spacious 4/5 bedroom detached house
- In need of some improvement
- No onward chain
- Double glazed, centrally heated
- Double garage, ample parking

Looking out over the iconic Happisburgh Lighthouse is this substantial 4/5 bedroom detached family home. Now ready for some improvement inside and out, this spacious detached house already offers UPVC sealed unit double glazing, oil fired central heating, fully fitted kitchen/breakfast room with Butler sink and granite worktops, double garage, ample parking, all within half a mile of the beach.

Offered with no onward chain, early viewings are recommended.

## ACCOMMODATION

### Entrance Porch

Of timber construction.

### Entrance Hall

Wooden floor, under stair storage cupboard, built in cloaks cupboard, radiator.

### Cloakroom

Low level w/c, hand basin.

### Kitchen/Breakfast Room: 21'0" x 13'4" (10'8" min)

Full range of wall and floor mounted units with ceramic Butler sink unit with wooden drainer. Granite worktop, tiled splash backs, electric cooker point with large extractor hood. Partially tiled floor, downlighters, glazed door to side, window and French doors to rear.



**Utility Room: 9'10" x 7'3"**

Sink unit and drainer with storage cupboard under, plumbing for washing machine and a Worcester oil fired central heating boiler. Tiled floor.

**Living Room: 18'4" x 13'1"**

French doors to rear leading out into the rear garden. Wood burning stove (not tested) with brick surround. Exposed wooden floor, wall light points, radiator and coved ceiling.

**Bedroom 5 / Study: 10'0" x 9'6"**

Aspect with windows to front a side, radiator.

**FIRST FLOOR****Spacious landing**

Window to front aspect. Built in airing cupboard with hot water cylinder.

**Bedroom 1: 13'3" x 13'2"**

Dual aspect with windows to side and rear, radiator.

**Bedroom 2: 10'0" x 10'0"**

Window to rear, radiator.

**Bedroom 3: 10'7" x 9'9"**

Window to rear, radiator, walk in cupboard with hand basin.

**Bedroom 4: 9'10" x 9'6"**

Window to front aspect with views of the lighthouse. Radiator.



## Bathroom

Four piece suite comprising tiled shower enclosure, panelled bath, vanity wash basin and low level w/c. Tiled floor, radiator, window to front aspect, down lighters.

## OUTSIDE

The front garden has been paved to provide extensive off road parking for multiple cars/caravan/boat etc and gives access to the Double Garage with twin up and over doors.

Gated access leads to the rear garden enclosed by fencing and brick walls with a variety of mature trees and shrubs.

## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage, oil fired central heating.

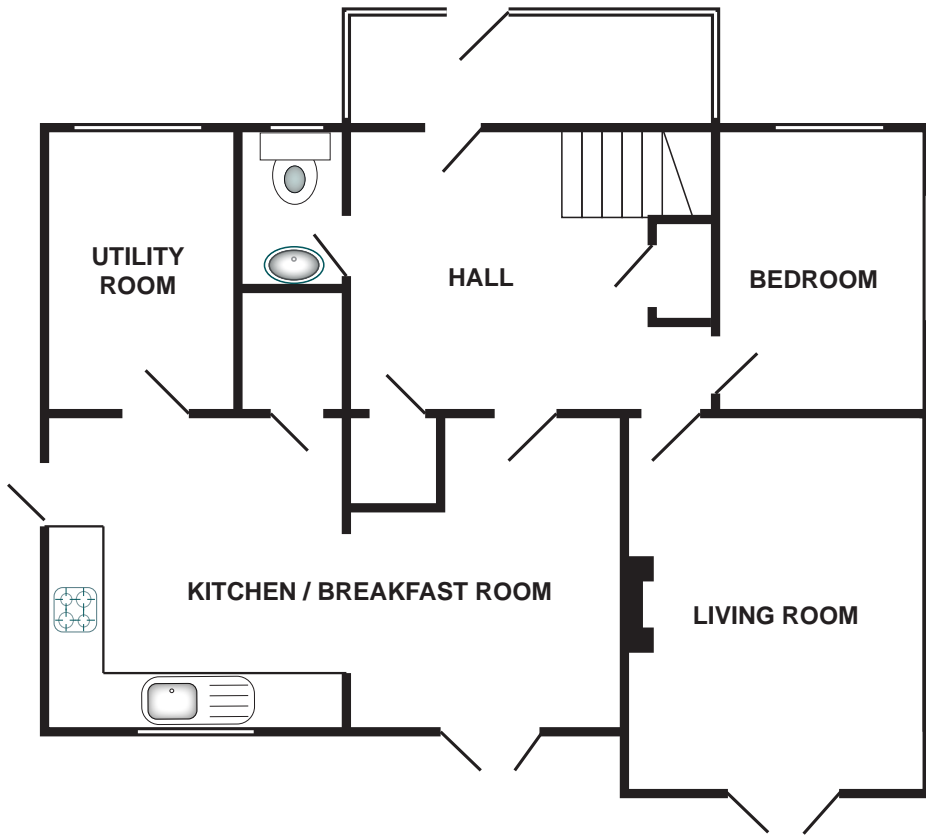
No onward chain.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

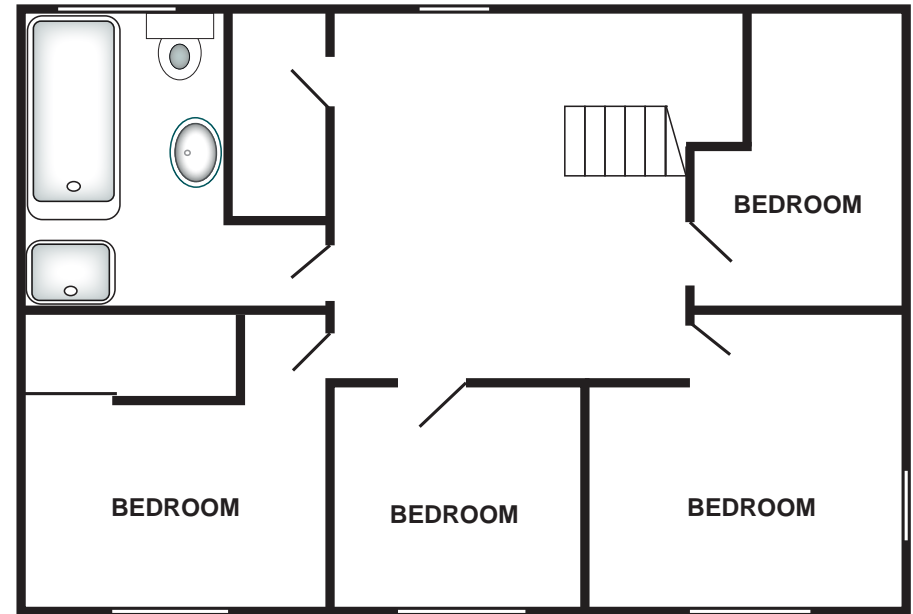
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





GROUND FLOOR

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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